117.0	0001	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	704,700 /	704,700
USE VALUE:	704,700 /	704,700
ASSESSED:	704,700 /	704,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALLARD DAVID & KATHY ANN
Owner 2:	
Owner 3:	
Street 1:	59 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALLARD DAVID & KATHY ANN -
Owner 2:	-
Street 1:	59 DOTHAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Aluminum Exterior and 1400 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6365.000	262,000	15,000	427,700	704,700
Total Card	0.146	262,000	15,000	427,700	704,700
Total Parcel	0.146	262,000	15,000	427,700	704,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.36 | /Parcel: 503.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
75144			10/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 117.0-0001-0003.A

!9070!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	262,000	15000	6,365.	427,700	704,700		Year end	12/23/2021
2021	101	FV	254,600	15000	6,365.	427,700	697,300		Year End Roll	12/10/2020
2020	101	FV	254,600	15000	6,365.	427,700	697,300	697,300	Year End Roll	12/18/2019
2019	101	FV	198,700	15700	6,365.	421,600	636,000	636,000	Year End Roll	1/3/2019
2018	101	FV	193,500	15700	6,365.	323,800	533,000	533,000	Year End Roll	12/20/2017
2017	101	FV	193,500	15700	6,365.	305,500	514,700	514,700	Year End Roll	1/3/2017
2016	101	FV	193,500	15700	6,365.	281,000	490,200	490,200	Year End	1/4/2016
2015	101	FV	185,500	16100	6,365.	262,700	464,300	464,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:25:11

LAST REV

Date	Time
10/16/18	08:35:21
apro	

USER DEFINED

Prior Id # 1:	75144
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9070

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALLARD DAVID &	47003-51		2/23/2006	Family	1	No	No		
ALLARD DAVID J/	26850-416		11/25/1996		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/1996	212		8,000					16X28 CONC GARAGE
10/11/1994	536		12,000					15X30 INGROUND POO

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Inspected	CC	Chris C
9/14/2018	MEAS&NOTICE	CC	Chris C
12/12/2008	Meas/Inspect	336	PATRIOT
4/8/2000	Inspected	276	PATRIOT
2/9/2000	Measured	264	PATRIOT
8/30/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6365		Sq. Ft.	Site		0	70.	0.96	6									427,666						427,700	

Total AC/HA:	0.14612	Total SF/SM:	6365	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	427,666	Spl Credit		Total: 427,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	188.981
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379764
Depreciation:	117727
Depreciated Total:	262037

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

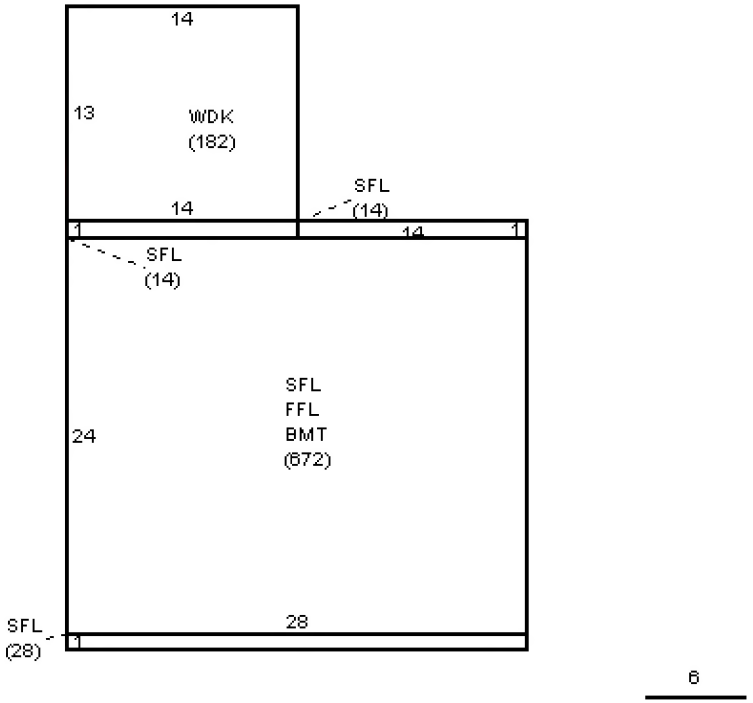
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	188.98
Special Features:	0	Val/Su Net:	116.24
Final Total:	262000	Val/Su SzAd	187.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	728	188.980	137,578
BMT	Basement	672	56.690	38,099
FFL	First Floor	672	188.980	126,995
WDK	Deck	182	11.490	2,092

Net Sketched Area:	2,254			Total:	304,764
Size Ad	1400	Gross Area	2254	FinArea	1400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 117.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
45	High Garage	D	Y	1	16X32	A	AV	1990	24.85	T	23.2	101			9,800			9,800
12	Pool-Gunite	D	Y	1	15X30	A	AV	1985	23.64	T	27.2	101			4,600			4,600
A2	WOOD SHD	D	Y	1	8X12	A	AV	1985	8.08	T	27.2	101			600			600

More:	N	Total Yard Items:	15,000	Total Special Featues:		Total:	15,000